**Game House**

**General Property Info.:**

|  |  |
| --- | --- |
| 2 Parcels - 108.05 & 86 Acres = 194.050 Total Acres | No Active Leases |
| Taxes: $6,768.84 for 86 ACs & $3,352 for 108.05 ACs= $10,120.84 | 5 Tanks |
| 1 Metal Workshop Bldg. | 5 BDRMs & 3 BAs |
| 108.05 Parcel is not AG Exempted | Last Wing Built in 1996 |

**Game House:**

|  |  |  |
| --- | --- | --- |
| 5th Wheel $34,000 | Built in 1986 | Only house that uses Propane |
| 3,458sf of living space | Not sure of location – 29yr septic | 2 Outdoor CH/A units & 3 Indoor |
| Screened-In Porch | Security System | 3 Water Heaters with 1 on Propane |
| 5 Bedrooms (3 on Wwing/2 on Swing) | Washer/Dryer Area – WWing Hallway | 3 Indoor CH Units w/1 on Propane |
| Master Suite Includes Hidden Nursery | 2 Indoor Breaker Boxes – FH & SWH | #2 Water Heater in Wwing Hallway |
| Septic is Traditional Lateral Lines | 1996/1987/2008 CH/A Units Installed |  |

**Kitchen:**

|  |  |  |
| --- | --- | --- |
| Standing Propane Stove w/oven | Lots of Kitchen Cabinet Storage | Dishwasher |
| Disposal | Microwave | Bar Sink |
| Chopping Block Island |  |  |

**Game Room**

|  |  |
| --- | --- |
| 3 Closets: 2 Large and 1 Small |  |

**Utilities:**

|  |  |
| --- | --- |
| Electricity: Navasota Valley Electric Co-op | Phone Company: Windstream |
| Water: City of Riesel | Propane: Star-Tex Propane |
| Trash: IESI |  |



**Provided By: Ruth Garrett**

**(254) 715-0135**

**Farm & Ranch Finders, LLC**

**10124 Saddle Creek Rd.**

**Waco TX 76708**

**(254) 836-1234**

**Mobile Home**

**General Property Info.:**

|  |  |
| --- | --- |
| Overlooks Pond | Front & Back Porches |
| Built in 1986 | 1,456sf of Living Space |
| 1 Metal Workshop Bldg. on Slab | Fenced in Front Yard |
| Septic is Aerobic |  |

**Mobile Home Features:**

|  |  |  |
| --- | --- | --- |
| Wood Burning Fireplace | 3 BDRMs & 2 BAs | Laundry Room |
| Security System | Covered Front Porch Decking | CH/A Located in Kitchen Closet |
| Water Heater Located in Laundry RM | All Electric | Partial Rain Gutters |
| Composite Roof is Same Age As Mobile | Septic Inspected: 5-28-15 | Septic Has Maintenance Contract |
| Metal Bldg. has 2 roll up doors |  |  |

**Kitchen:**

|  |  |  |
| --- | --- | --- |
| Disposal | Pantry | Dishwasher |
| Electric Standing Stove | Refrigerator |  |

**Utilities:**

|  |  |
| --- | --- |
| Electricity: Navasota Valley Electric Co-op | Water: City of Riesel |
| Trash: IESI | Phone: Windstream |



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**Cabin**

**General Property Info.:**

|  |  |
| --- | --- |
| Overlooks Pond | Fishing Pier |
| 2 Morgan Bldgs. w/Electricity | 1 Office Bldg. w/Utilities |
| Manicured Lawn | Nestled in Matured Trees |
| Partial Rain Gutters |  |

**Cabin Features:**

|  |  |  |
| --- | --- | --- |
| 1 BDRM & 1 Bathroom | Covered Screened In Porch | Open Kitchen, Dining, Living Concept |
| 1,005sf of Living Space | Built in 1978 | Pier & Beam |
| Traditional Septic w/Lateral Lines | 2 CH/A Installed in 2008 | 7yr. Roof |
| Septic Located 50ft SW of Cabin in Woods |  |  |
|  |  |  |
|  |  |  |

**Kitchen:**

|  |  |  |
| --- | --- | --- |
| Dishwasher | No Disposal | Microwave |
| Electric Standing Range w/Oven | Deep Kitchen Sink | Bar |
| Office Nook | Trash Compactor (Needs Repair) |  |

**Utilities:**

|  |  |
| --- | --- |
| Electricity: Navasota Valley Electric Co-op | Phone Company: Windstream |
| Water: City of Riesel | Internet: Dish Network (Leasing Unit) |
| Trash: IESI |  |



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**A-Frame House**

**General Property Info.:**

|  |  |
| --- | --- |
| 2-Story Built in 1986 | 4 BDRMs & 3 BA’s |
| Overlooks Pond | Wood Decking Wrap-Around Porch |
|  |  |

**A-Frame House Features:**

|  |  |  |
| --- | --- | --- |
| 2,600sf of Living Space | Septic System: Aerobic System | 2 - A/C Units Installed in 2008 |
| Security System | Septic Inspected: 5-28-15 | Septic Has Maintenance Contract |
| Underground Lawn Sprinkler | Water Softener | Composite Roofing - 1986 |
| 2 Bedrooms & 2 Bathrooms Downstairs | 2 Bedrooms & 1 BA Upstairs | Laundry Located in Hallway |
| Wood Burning Fireplace | 1 Water Heater/1 AC Unit Upstairs | 1 Water Heater/1 AC Unit Downstairs |

**Kitchen:**

|  |  |  |
| --- | --- | --- |
| Dishwasher | Disposal | Microwave |
| Standing Range |  |  |

**Utilities:**

|  |  |
| --- | --- |
| Electricity: Navasota Valley Electric Co-op | Phone Company: Windstream |
| Water: City of Riesel | Propane: Star-Tex Propane |
| Trash: IESI |  |



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